



Office Space

20 Stokes Croft

Bristol | BS1 3PR

Situated in the centre of Bristol's cultural & artistic hub, this trendy open plan office space is full of light and presents a desirable open plan work environment.

Available To Let

- Approx 2,025 Sq Ft (188 Sq M)

PIE



SOFT SEI

22

PORTLAND BROWN



PIE



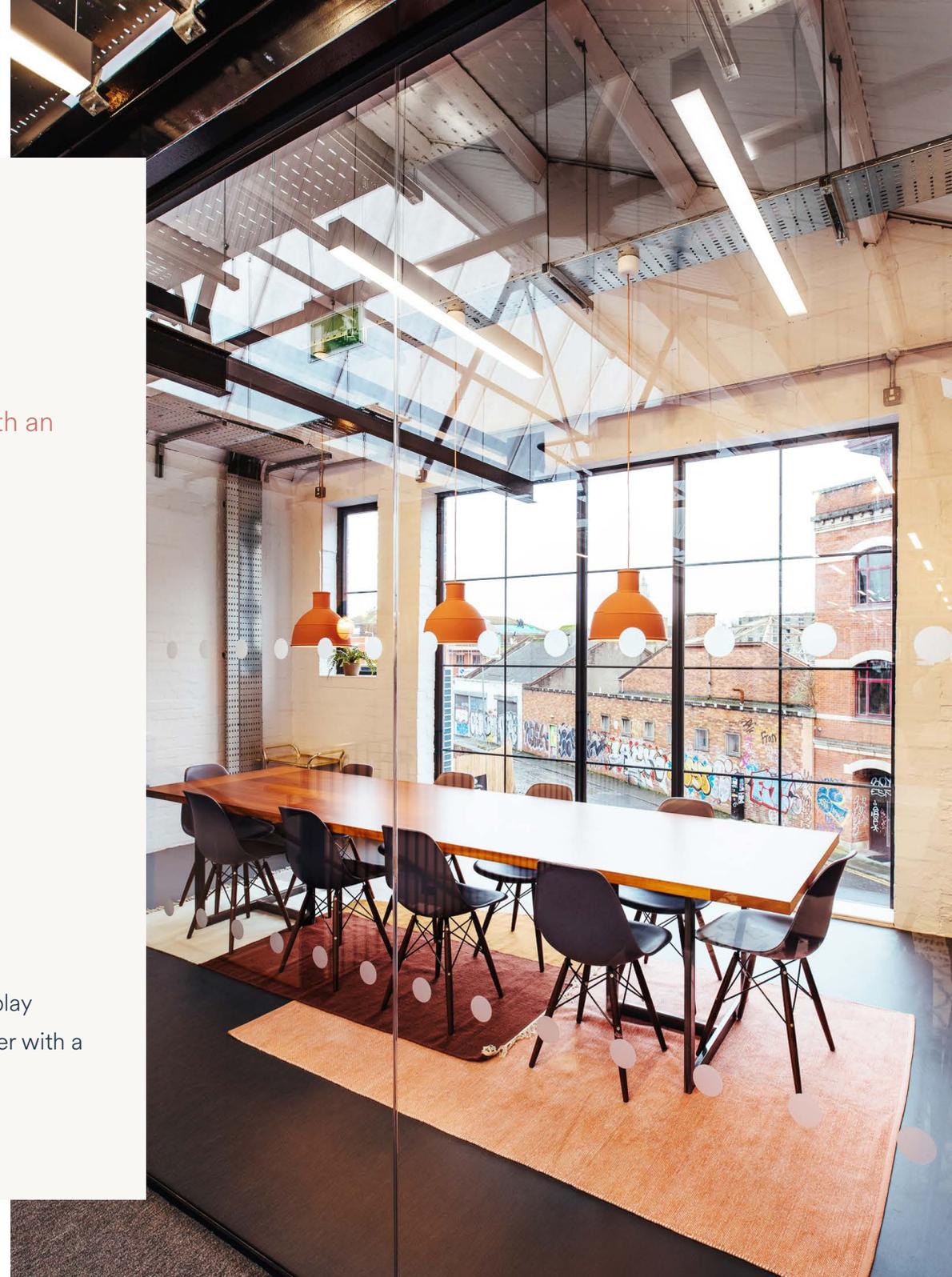
Description

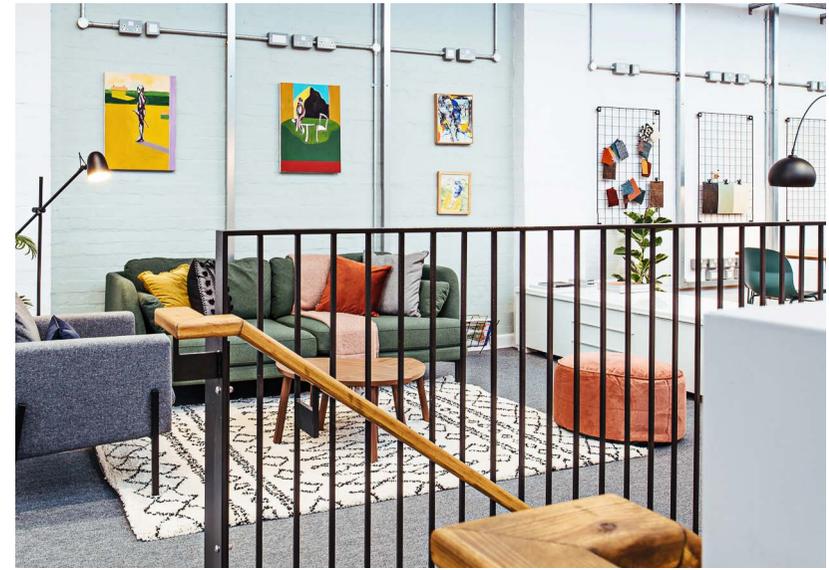
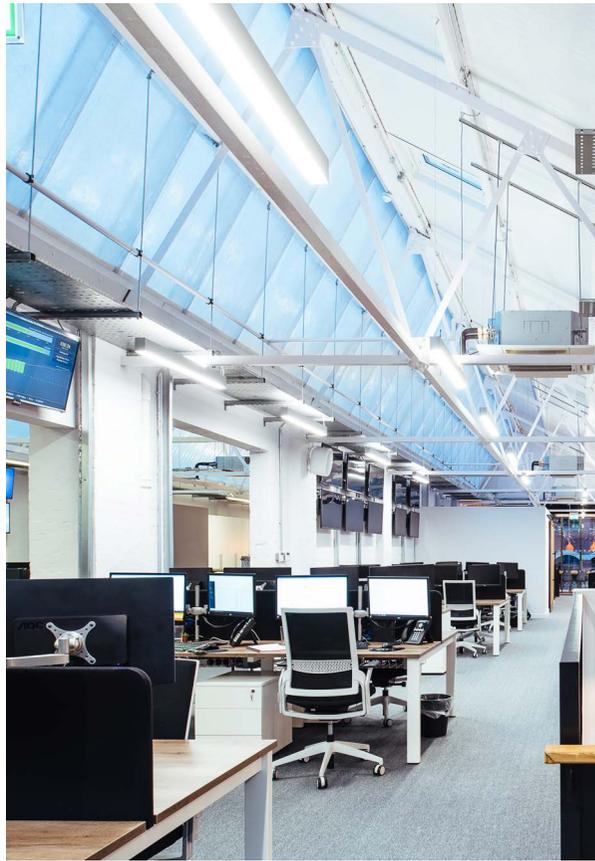
The office has been refurbished to a very high and contemporary standard to provide open plan space with an abundance of natural light.

The office has been refurbished to include:

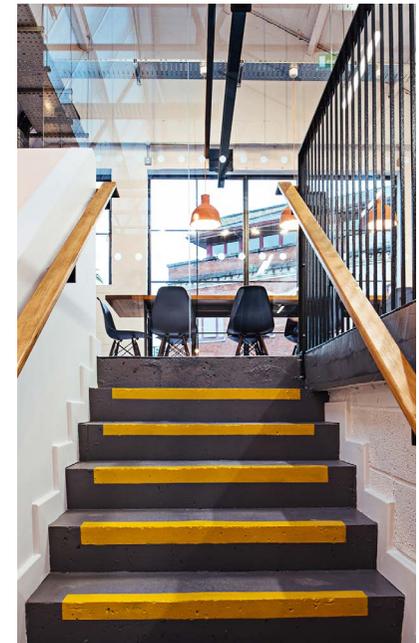
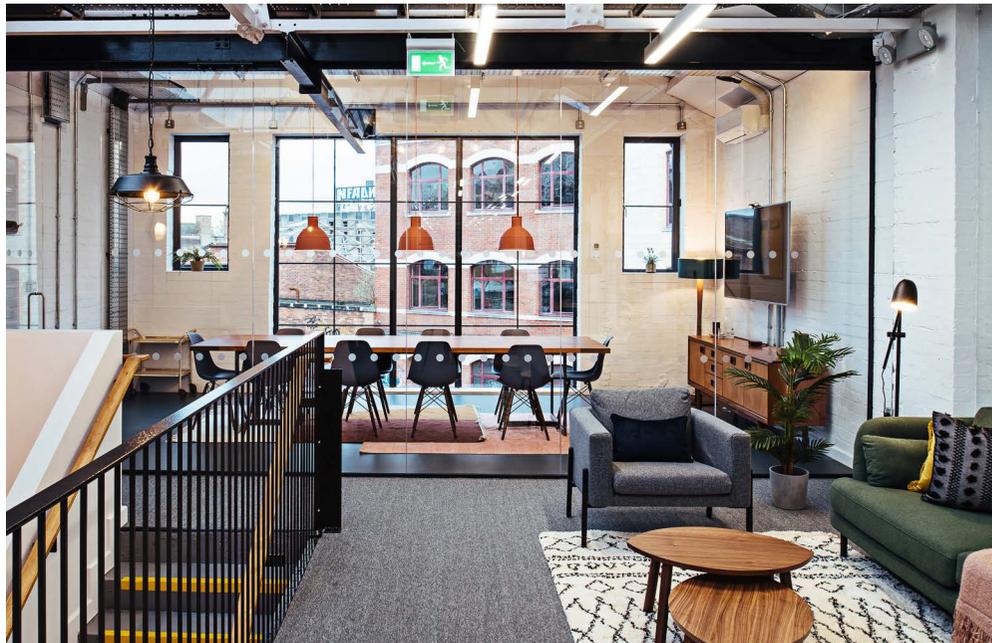
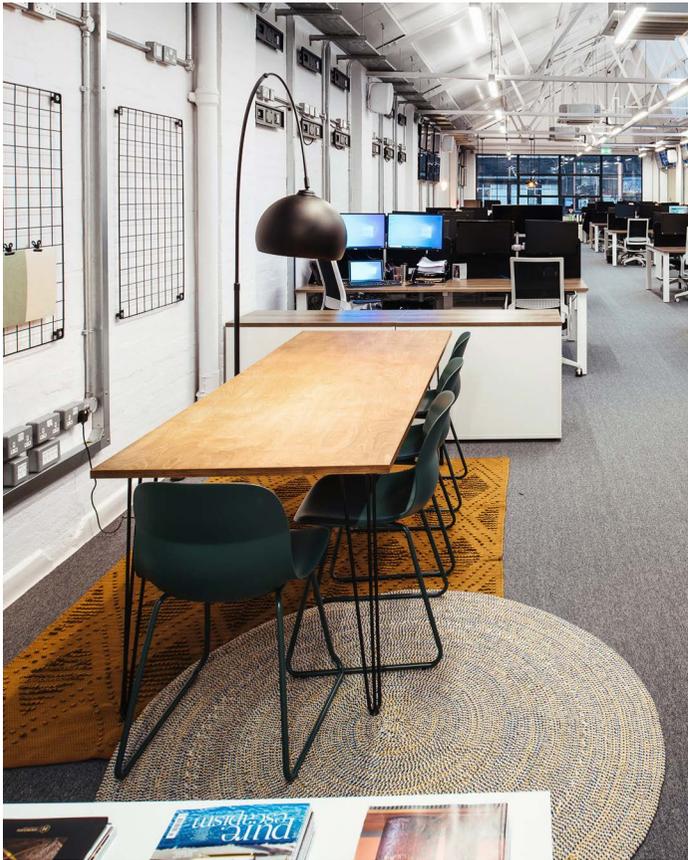
- Suspended LED lighting
- Feature lighting
- Heating and A/C
- Excellent floor to ceiling height
- Glazed partitioned meeting room
- Break out areas
- Lockers
- Bike storage
- Fibre connection available

The property could also be offered fully furnished as a plug and play option and provides 32 - 44 desks (dependant on layout), together with a Smart TV for presenting.





20 Stokes Craft



Location

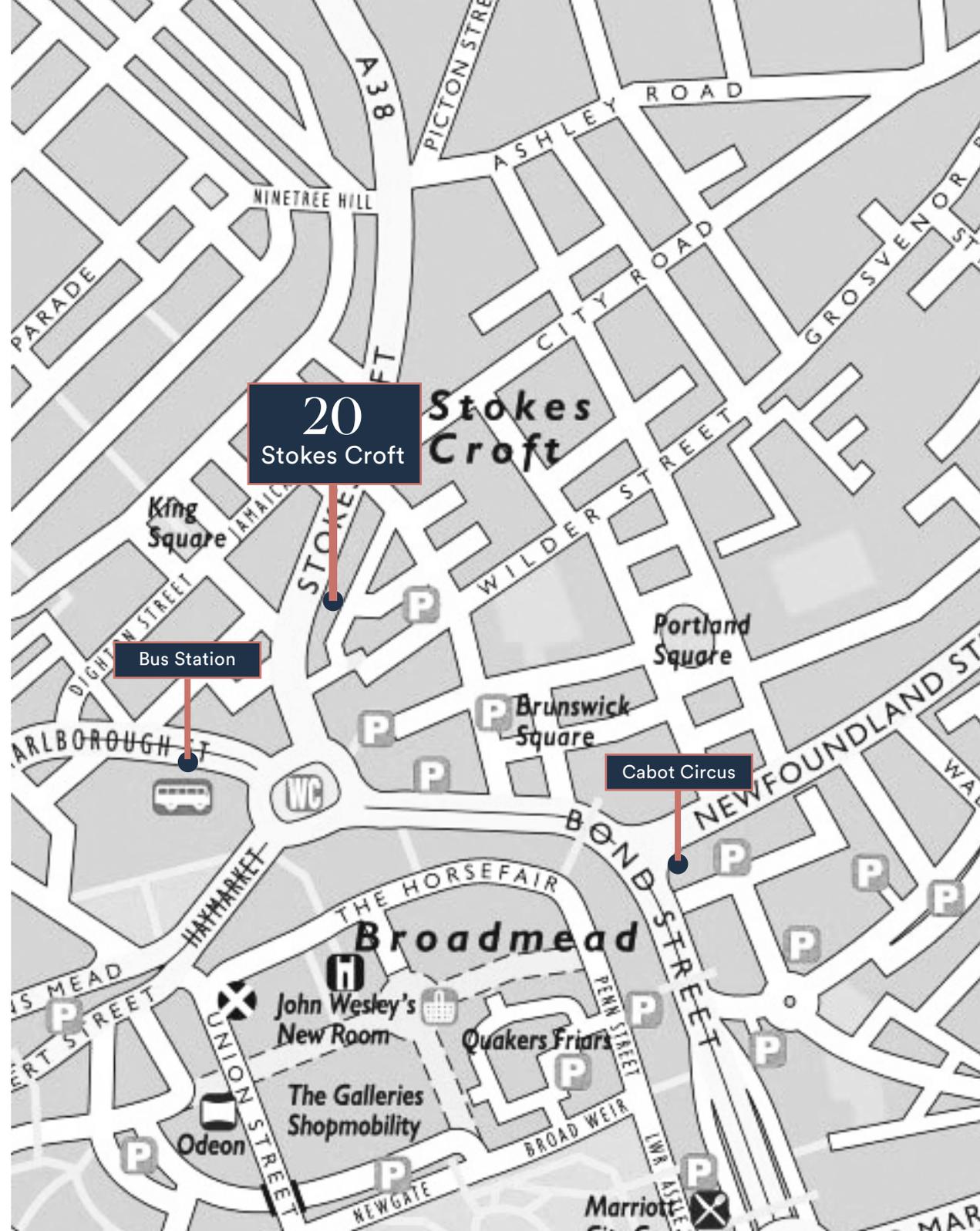
Just a few meters away from the famous 'Mild Mild West' Banksy artwork, this office is situated in an area immersed in culture and surrounded by Independent businesses.

It's unique location is only 5-minutes from Cabot Circus; a central hot spot with fantastic transport links.

For a local lunch grab a freshly prepared salad or panini at The Canteen or Emmeline, or for an award winning restaurant try Poco Tapas Bar. You'll also find many bars and pubs on your doorstep for an after work drink.

Within Walking Distance

- 2 min walk to Bristol Bus Station
- 5 min walk to Cabot Circus
- 18 min walk to Park Street
- 25 min walk to Temple Meads





20
Stokes Croft

Bus Station

Cabot Circus

Temple Meads

Further Information

Accommodation:

In accordance with the RICS Code of Measuring Practice the premises has an approximate net internal floor area of 2,025 Sq Ft (188 Sq M).

Tenure

The property is available to rent by way of a new effectively full repairing and insuring lease, by way of a service charge, for a term of years to be agreed.

Rental

Quoting rent £20.00 per sq ft pax. Alternatively, the office can be offered fully furnished as a plug and play option – rent on application.

Business Rates

In accordance with the Valuation Office Agency website (www.voa.co.uk) the property has the following designation:

Rateable Value:	£16,500
Rates Payable (2020/2021):	£8,233.50

Interested parties are advised to make their own investigations to verify this information.

Energy Performance Certificate

Rating D (81)

VAT

We have been advised that the building is not elected for VAT.

Legal Fees

Each party is to be responsible for their own legal fees incurred in this transaction.

Viewing

For an appointment to view, please contact the sole agents:

Finola Ingham MRICS / Charlie Kershaw MRICS
finola@burstoncook.co.uk / charlie@burstoncook.co.uk
Tel: 0117 9349977

